

160.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

798,200 / 798,200

USE VALUE:

798,200 / 798,200

ASSESSED:

798,200 / 798,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: OLSEN DANIEL S	
Owner 2: OLSEN SUSAN	
Owner 3:	

Street 1: 195 PARK AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: OLSEN DANIEL S -
Owner 2: OLSEN SUSAN -
Street 1: 195 PARK AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 7,875 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 2016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7875		Sq. Ft.	Site		0	70.	0.79	8			Med. Tr	-5					436,405						436,400	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
101	7875.000	355,300	6,500	436,400	798,200		106405
Total Card	0.181	355,300	6,500	436,400	798,200	Entered Lot Size	GIS Ref
Total Parcel	0.181	355,300	6,500	436,400	798,200	Total Land:	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	395.92	/Parcel:	395.9	Land Unit Type:	Insp Date
							07/20/18

## PREVIOUS ASSESSMENT

Parcel ID									
160.0-0001-0002.0									
Tax Yr									
2020									
Use									
101									
Cat									
FV									
355,300									
Bldg Value									
Yrd Items									
6,500									
Land Size									
7,875.									
Land Value									
436,400									
Total Value									
798,200									
Asses'd Value									
798,200									
Notes									
Year End Roll									
12/18/2019									
Date									
12/11/20									
Time									
02:34:04									

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor										Notes			
MACK CHESTER										Grantor			
31347-105										Legal Ref			
4/21/2000										Type			
353,000										Sale Code			
16863-175										Sale Price			
45,000										V			
No										Tst			
No										Verif			
A										Notes			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/10/2004	1179	Redo Bat	2,000	C		G6	GR FY06		7/20/2018	Inspected	PH	Patrick H
									6/7/2018	MEAS&NOTICE	CC	Chris C
									11/1/2008	Meas/Inspect	345	PATRIOT
									6/10/2005	Permit Visit	BR	B Rossignol
									6/27/2000	MLS	MM	Mary M
									2/11/2000	Inspected	264	PATRIOT
									12/16/1999	Mailer Sent		
									12/3/1999	Measured	256	PATRIOT
									7/23/1993		RV	
										Sign:	VERIFICATION OF VISIT NOT DATA	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 1	Rating: Good			OF=SINK IN BMT.											
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Poor														
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Good			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				Lvl 2				Lvl 1											
Year Blt: 1915	Eff Yr Blt:			Lvl 1				Lower											
Alt LUC:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1											
Jurisdct: G6				<b>CONDOS INFORMATION</b>															
Const Mod:				Location:															
Lump Sum Adj:				Total Units:															
<b>INTERIOR INFORMATION</b>				Floor:															
Avg Ht/FL: STD				% Own:															
Prim Int Wall: 2	- Plaster			Name:															
Sec Int Wall:		%		<b>DEPRECIATION</b>															
Partition: T	- Typical			Phys Cond: AG - Avg-Good	26.	%		Exterior:	No Unit	RMS	BRS	FL							
Prim Floors: 3	- Hardwood			Functional:		%		Interior:	1	7	3	M							
Sec Floors:		%		Economic:		%		Additions:											
Bsmnt Flr: 12	- Concrete			Special:		%		Kitchen:											
Subfloor:				Override:		%		Baths: 2004											
Bsmnt Gar:				Total:	26.4	%		Plumbing:											
Electric: 3	- Typical			<b>CALC SUMMARY</b>				Electric:											
Insulation: 2	- Typical			Basic \$ / SQ: 125.00				Heating:											
Int vs Ext: S				Size Adj.: 1.21695459				General:											
Heat Fuel: 2	- Gas			Const Adj.: 0.99980003				Totals	1	7	3								
Heat Type: 5	- Steam			Adj \$ / SQ: 152.089															
# Heat Sys: 1				Other Features: 85250															
% Heated: 100				Grade Factor: 1.10															
Solar HW: NO	Central Vac:	NO		NBHD Inf: 1.00000000															
% Com Wall	% Sprinkled:			NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 482754															
				Depreciation: 127447															
				Depreciated Total: 355307															
					WtAv\$/SQ:	AvRate:	Ind.Val:												
					Juris. Factor: 1.00	Before Depr: 167.30													
					Special Features: 0	Val/Su Net: 101.11													
					Final Total: 355300	Val/Su SzAd: 191.85													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b>				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>								160.0-0001-0002.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	22X25	A	AV	1915	19.55	T	40	101			6,500		6,500		
More: N				Total Yard Items: 6,500				Total Special Features:				Total: 6,500							